

BUILDING DEVELOPMENT COMMISSION

Minutes of December 18, 2018 Meeting

Chair, Aaron Moody, opened the Building Development Commission (BDC) meeting at 3:07 p.m. on Tuesday, December 18th 2018.

Present: Aaron Moody, Travis Haston, Terry Knotts, Melanie Coyne, Andrew Kennedy, Glenn Berry, Michael Stephenson, Tom Brasse, John Taylor, Paul Stefano, Rodney Kiser, and Zeke Acosta

Absent: Brandon Brown

1. MINUTES APPROVED

Travis Haston made the motion to approve the minutes from the November 20th, Building Development Commission Meeting seconded by Tom Brasse. The motion passed unanimously.

1. BDC MEMBERS' ISSUES AND INDUSTRY ASSOCIATION ISSUES

Tom Brasse representing the HBA thanked the Department for the wonderful job bringing in folks. Emails of appreciation were received.

Melanie Coyne per Joe Padilla, discussed a conflict in how townhomes are legally defined. David Gieser is currently working through the details and now this issue should be cleared up. David Gieser described the relevance pertaining to egress; fences getting in the way in the event of an emergency.

2. PUBLIC ATTENDEE ISSUES

No public comments.

3. NEW BDC CHAIR, AARON MOODY

David Gieser introduced and welcomed Aaron Moody as our new BDC Chair. David shared that Aaron represents the Chamber of Commerce. Aaron is a Project Manager with ODELL. He graduated with a Bachelor of Arts in Architecture from Clemson University and received his Bachelor of Architecture from University of North Carolina at Charlotte. Aaron has worked in the Architectural industry for the last 15 years. David shared that he and Aaron worked together at P+W. All board representatives welcomed Aaron by introducing themselves and indicating the industry in which they represent.

4. NEW BDC MEMBER ORIENTATION

David Gieser announced that the New BDC Member is tentatively scheduled for Thursday, January 10, 2019 from 11:30 – 1:00 p.m. in the Hoffman Conference Room. Lunch will be provided.

5. JANUARY'S BDC MEETING HELD IN PINE CONFERENCE ROOM

David Gieser informed board members that the January BDC meeting will be held in the Pine Conference room due to the County Manager's Office needing the Hal Marshall Conference room on January 15th.

6. DEPARTMENT STATISTICS AND INITIATIVES REPORT

Permit Revenue

- November permit (only) rev \$2,110,570 compared to October permit (only) rev \$2,979,059
- FY19 budget projected monthly permit rev; \$2,277,632.
- YTD permit rev = \$12,641,470 is above projected rev (\$11,388,160) by \$1,253,310 or 11%.

Permits Issued:

	October	November	3 Month Trend
Residential	5425	4596	4427/5425/4596
Commercial	2928	2736	2370/2928/2736
Other (Fire/Zone)	394	286	286/394/270
Total	8,747	7,602	7083/8747/7602

- Changes (Oct. – Nov.); Residential dn -18%; commercial dn -7%; total dn -15%

Inspection Activity: Inspections Performed

Insp. Req.	Oct	Nov	Insp. Perf.	Oct	Nov
Bldg.	10,334	8,656	Bldg.	10,277	8,604
Elec.	10,189	9,446	Elec.	8,564	7,891
Mech.	5,794	5,248	Mech.	4,968	4,533
Plbg.	4,803	4,210	Plbg.	3,835	3,513
Total	31,120	27,560	Total	27,644	24,541

- Changes (Oct-Nov); requests dn 12.9%; inspect performed dn 12.6% overall
- Insp performed were 88% of insp. requested

Inspection Activity: Inspections Response Time (new IRT report)

Insp. Resp. Time	OnTime %		Total % After 24 Hrs. Late		Total % After 48 Hrs. Late		Average Resp. in Days	
	Oct	Nov	Oct	Nov	Oct	Nov	Oct	Nov
Bldg	84	80	97	97	99.7	99.5	1.19	1.72
Elec.	74	72	95	94	99.4	99.0	1.31	1.34
Mech.	75	70	95	93	99.3	98.9	1.30	1.37
Plbg.	86	84	98	98	99.8	99.7	2.00	2.19
Total	79	76	96	95	99.5	99.3	1.38	1.44

- Overall average for OnTime % is 79%
- Per the BDC Performance Goal agreement (7/20/2010), the goal range is **85-90%**; November is currently **76%**.

Inspection Pass Rates for November 2018:

OVERALL MONTHLY AV'G @ 85% in October was 84%

<u>Bldg:</u>	Oct – 77.56%	<u>Elec:</u>	Oct – 83.35%
	Nov – 79.03%		Nov – 84.61%
<u>Mech:</u>	Oct – 86.1%	<u>Plbg:</u>	Oct – 90.97%
	Nov – 87.68%		Nov – 91.07%

- Overall average at 85%, above the 75-80% goal range.

OnSchedule CTAC and Booking Lead Times for November 2018

CTAC:

- 90 first reviews, compared to 118 in October
 - Project approval rate (pass/fail) – 66%
 - CTAC was 29.22% of OnSch (*) first review volume
- *CTAC as a % of OnSch is based on the total of only scheduled and Express projects

On Schedule:

- January, 16: 188 -1st rev'w projects; on time/early–85.85% all trades, 84.64% on B/E/M/P only
- February, 16: 219 -1st rev'w projects; on time/early–84.88% all trades, 82.75% on B/E/M/P only
- March, 16: 241 -1st rev'w projects; on time/early–84% all trades, 85.25% on B/E/M/P only
- April, 16: 240 -1st rev'w projects; on time/early–88.38% all trades, 91.25% on B/E/M/P only
- May, 16: 237 -1st rev'w projects; on time/early–90.62% all trades, 94.5% on B/E/M/P only
- June, 16: 230 -1st rev'w projects; on time/early–91.63% all trades, 95% on B/E/M/P only
- July, 16: 215 -1st rev'w projects; on time/early–91.9% all trades, 93% on B/E/M/P only
- August, 16: 219 -1st rev'w projects; on time/early–92.75% all trades, 93.25% on B/E/M/P only
- September, 16: 246 -1st rev'w projects; on time/early–91.79% all trades, 93.6% on B/E/M/P only
- October, 16: 241 – 1st rev'w projects; on time/early – 93.5% all trades, 94.4% on B/E/M/P only
- November, 16: 226 – 1st rev'w projects; on time/early – 92.2% all trades, 92.4% on B/E/M/P only
- December, 16: 225 – 1st rev'w projects; on time/early – 93.3% all trades, 94.2% on B/E/M/P only
- January, 17: 217 – 1st rev'w projects; on time/early – 89% all trades, 90% on B/E/M/P only
- February, 17: 237 – 1st rev'w projects; on time/early – 91.35% all trades, 92.8% on B/E/M/P only
- March, 17: 279 – 1st rev'w projects; on time/early – 88.7% all trades, 90% on B/E/M/P only
- April, 17: 216 – 1st rev'w projects; on time/early – 90% all trades, 93% on B/E/M/P only
- May, 17: 303 – 1st rev'w projects; on time/early – 93% all trades, 96% on B/E/M/P only
- June, 17: 277 – 1st rev'w projects; on time/early – 95.8% all trades, 96% on B/E/M/P only
- July, 17: 260 – 1st rev'w projects; on time/early – 95.02% all trades, 97% on B/E/M/P only
- August, 17: 282 – 1st rev'w projects; on time/early – 95% all trades, 96% on B/E/M/P only
- September, 17: 224 – 1st rev'w projects; on time/early – 91% all trades, 96% on B/E/M/P only
- October, 17: 236 – 1st rev'w projects; on time/early – 92% all trades, 95% on B/E/M/P only
- November, 17: 243 – 1st rev'w projects; on time/early – 87% all trades, 95% on B/E/M/P only
- December 17: 182 – 1st rev'w projects; on time/early – 62% all trades, 70% on B/E/M/P only
- January 18: 210 – 1st rev'w projects; on time/early – 68% all trades, 73% on B/E/M/P only
- February 18: 286 – 1st rev'w projects; on time/early – 89% all trades, 94% on B/E/M/P only
- March 18: 271 – 1st rev'w projects; on time/early – 87% all trades, 93% on B/E/M/P only
- April 18: 283 – 1st rev'w projects; on time/early – 90% all trades, 95% on B/E/M/P only

- May 18: 252 – 1st rev'w projects; on time/early – 93% all trades, 96% on B/E/M/P only
- June 18: 262 – 1st rev'w projects; on time/early – 93% all trades, 97% on B/E/M/P only
- July 18: 219 – 1st rev'w projects; on time/early – 90% all trades, 94% on B/E/M/P only
- August 18: 272 – 1st rev'w projects; on time/early – 93% all trades, 97% on B/E/M/P only
- September 18: 207 – 1st rev'w projects; on time/early – 87% all trades, 90% on B/E/M/P only
- October 18: 212 – 1st rev'w projects; on time/early – 88% all trades, 93% on B/E/M/P only
- November 18: 255 – 1st rev'w projects; on time/early – 92% all trades, 94% on B/E/M/P only

Booking Lead Times

- On Schedule Projects: **for reporting chart posted on line**, on November 26, 2018, showed
 - 1-2 hr projects; at 2-12 work days booking lead,
 - 3-4 hr projects; at 2-12 work days lead,
 - 5-8 hr projects; at 2-12 work days lead,
- CTAC plan review turnaround time; BEMP at 4 work days, (all others @ 1 day)
- Express Rev'w booking lead time; 6 work days for small projects, 6 work days for large projects

Fire Marshal's Office

- Inspections Performed (new) – 65
- Plan Reviews Performed - 96
- Recurring Fire Inspections – 675
- Public Education Programs – 9
- Fire / Other Incident Investigations – 30

14. Manager/CA Added Comments

- Code Administrators: Jeff Vernon shared that there would be no consistency meeting in January. Jeff also reminded members that training session information has been distributed.
- Vernon provided information on certification issues, fire stopping and approved agencies. Jeff went on to say we are training folks to do special inspections. John Taylor asked if we will inspect every penetration/wall? Jeff said we will converse enough to ensure engineer is comfortable. More information will be provided in January. John Taylor asked when this will go into effect? Jeff Vernon said January 1st. Updates to SI are coming as well. Jeff Vernon will distribute invitations to attend this training on January 30th. John Taylor asked if he can invite others from his group. Absolutely was Vernon's response. David Gieser asked Shannon Clubb to distribute the invite through NotifyMe.
- Tommy Rowland, shared that consistency meetings will not be held this month but will pick up again the last week of January. consistency meeting not held this month and will pick up last week in January.
- David Rains, shared that consistency meetings will meet again in January.
- Shannon Clubb shared that the December newsletter will be distributed during the week of December 18th.
- Angie Traylor shared that CEO Legal class will be held in January and February.

- Stephanie Prioleau asked members to volunteer for the upcoming BDC 2020 Budget Subcommittee. Volunteers are as follows:
 1. Aaron Moody
 2. Glenn Barry
 3. Tom Brasse
 4. Michael Stephenson
 5. John Taylor

15. ADJOURNMENT

The December 18th meeting of the Building Development adjourned at 3:34 p.m. The next meeting of the Building Development Commission is scheduled for Tuesday, January 15th, 2019 in the Pine Conference Room 4th Floor of the Suttle Avenue Building.